

028.0

0002

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

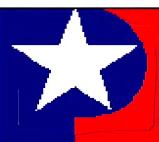
ARLINGTON

Total Card / Total Parcel

1,012,600 / 1,012,600

USE VALUE: 1,012,600 / 1,012,600

ASSESSED: 1,012,600 / 1,012,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31-33		GRAFTON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	O'SULLIVAN ROBERT J	
Owner 2:		
Owner 3:		

Street 1:	42 BELLEVUE RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	N
Type:	

PREVIOUS OWNER	
Owner 1:	LOMBARDI KEITH E -
Owner 2:	-

Street 1:	33 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Stucco Exterior and 2640 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)	Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes
	104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	553,800	4,000	454,800	1,012,600		
Total Card	0.114	553,800	4,000	454,800	1,012,600	Entered Lot Size	
Total Parcel	0.114	553,800	4,000	454,800	1,012,600	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	383.56	/Parcel: 383.5	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	553,800	4000	4,950.	454,800	1,012,600	1,012,600	Year End Roll	12/18/2019
2019	104	FV	413,600	4000	4,950.	483,200	900,800	900,800	Year End Roll	1/3/2019
2018	104	FV	413,600	4000	4,950.	352,500	770,100	770,100	Year End Roll	12/20/2017
2017	104	FV	388,600	4700	4,950.	307,000	700,300	700,300	Year End Roll	1/3/2017
2016	104	FV	388,600	4700	4,950.	261,500	654,800	654,800	Year End	1/4/2016
2015	104	FV	347,300	4700	4,950.	255,800	607,800	607,800	Year End Roll	12/11/2014
2014	104	FV	347,300	4700	4,950.	210,300	562,300	562,300	Year End Roll	12/16/2013
2013	104	FV	361,000	4700	4,950.	200,100	565,800	565,800		12/13/2012

12344!

PRINT

Date	Time
12/10/20	17:46:50
LAST REV	
Date	Time
11/14/19	10:52:10
	apro
	2344
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	70241-213		11/15/2017	Change>Sale	985,000	No	No		
FLANAGAN MARY T	69932-309		9/15/2017	Change>Sale	805,000	No	No		
FLANAGAN FRANK	24500-97		4/29/1994			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/29/2017	1685	Inter Fi	78,000	O					7/29/2017	MEAS&NOTICE	HS	Hanne S
12/29/2017	1685	Inter Fi	78,000	C					4/16/2009	Measured	197	PATRIOT
11/20/2017	1552	Inter-De	7,200	C					2/16/2000	Mailer Sent		
									2/16/2000	Measured	270	PATRIOT
									10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

